

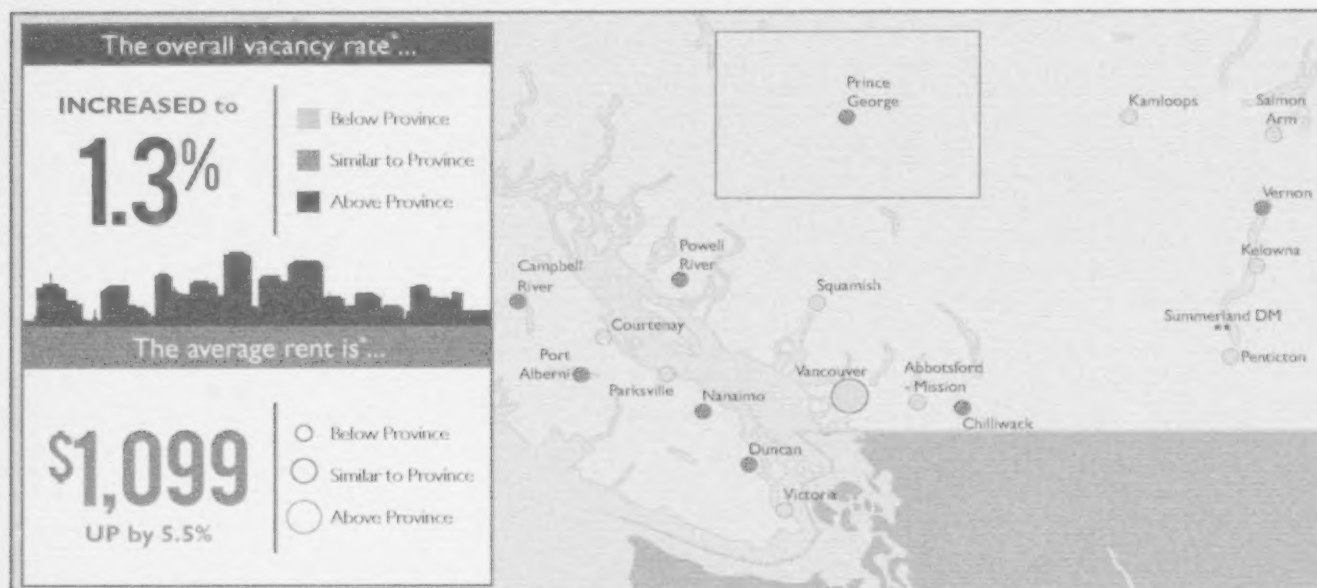
RENTAL MARKET REPORT

British Columbia Highlights¹



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: 2016



PRIMARY RENTAL MARKET (by bedroom type)			
Bachelor	One bedroom	Two bedroom	Three or more bedrooms
1.2%	1.1%	1.7%	2.0%
Vacancy Rate	Vacancy Rate	Vacancy Rate	Vacancy Rate
\$925 Avg. Rent	\$1,054 Avg. Rent	\$1,215 Avg. Rent	\$1,379 Avg. Rent

"Demand for rental housing has increased in southern BC due to higher levels of migration and employment, while increased supply has led to higher vacancy levels in some northern areas."

Robyn Adamache
Principal, Market Analysis (Vancouver)

*CMHC collects data on the primary and secondary rental market annually in the fall. These data refer to the primary rental market, which only includes rental units in privately-initiated apartment structures containing at least three rental units. The secondary rental market covers rental dwellings that were not originally purpose-built for the rental market, including rental condominiums. The primary vacancy rate and rent level is based on all surveyed structures, while the rent increase is based only on structures common to the survey sample in both the current and previous year.

¹ Urban centres with a population of 10,000+ are included in the survey. Detailed reports are available for CMAs.

Canada

Housing market intelligence you can count on



Provincial vacancy rates remain low

- The British Columbia average apartment vacancy rate² was 1.3 per cent in October 2016, up slightly from a year ago, as most centres in southern BC recorded fewer vacancies while northern BC rental markets had an increase in vacancies reflecting a softening in rental demand and increased supply in some centres.
- About 17 per cent of the provincial rental universe changed tenants in the 12-months leading up to October. This turnover rate was lower in Vancouver at 15.8 per cent, compared to about one out of every five units for Victoria and Abbotsford-Mission, at 19.1 and 20.0 per cent, respectively.
- Based on units common to both the 2015 and 2016 surveys, the average two-bedroom rent increased 5.1 per cent on an annual basis, compared to 3.7 per cent a year earlier.
- The vacancy rates for rented condominiums in Vancouver and Victoria remained below one per cent in October 2016.

A number of factors increased rental demand

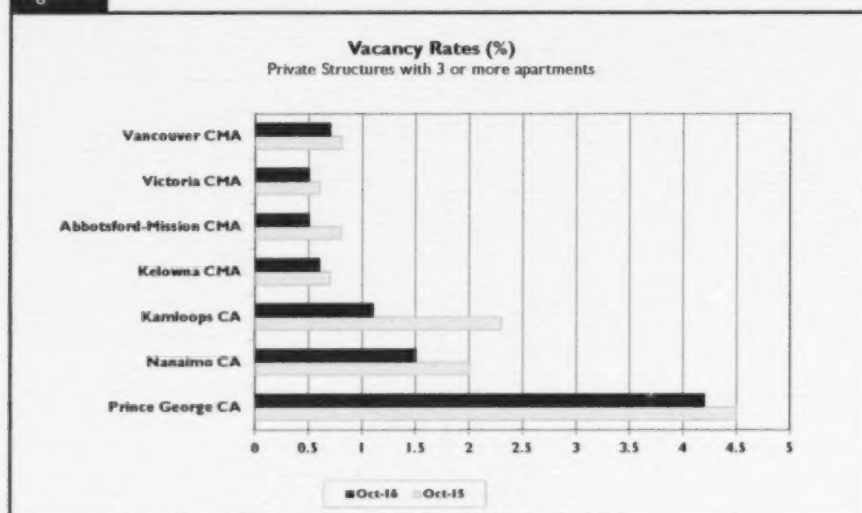
In 2016, demand for rental accommodation generally outstripped additional supply. On the demand side, the lower average vacancy rate for British Columbia resulted from a number of factors including improved labour market conditions among the younger segment of the population who tend to rent,

and growing populations of younger and older British Columbians. Rapidly rising home prices, and low levels of resale home listings and new home completions relative to household formation, likely also contributed to tight rental market conditions.

SUBSCRIBE NOW!

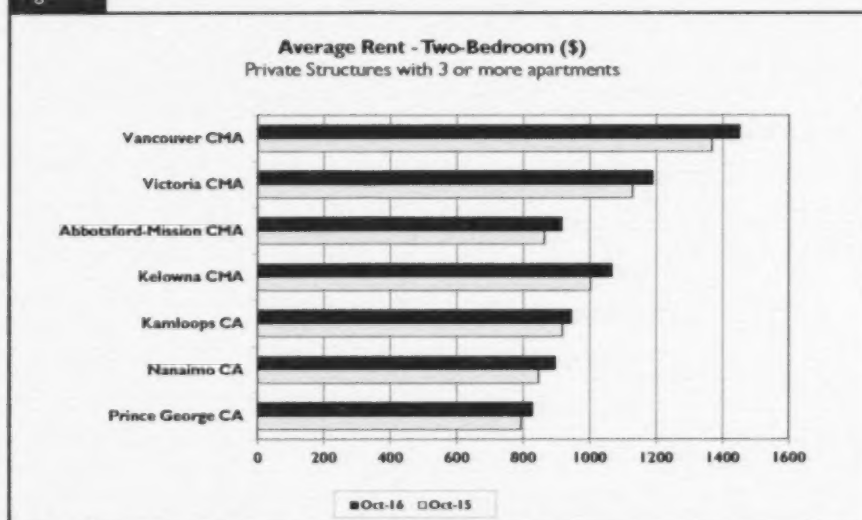
Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.

Figure 1



Source: CMHC Rental Market Survey

Figure 2



Source: CMHC Rental Market Survey

² The survey is based on privately initiated rental apartment structures of three or more units.

A strong labour market in BC has benefitted all age groups, including those 15-24 who tend to be renters. The unemployment rate for this group declined to 10 per cent in September compared to 14.9 per cent a year earlier. The fact that the unemployment rate declined alongside a rising participation rate speaks to the increase in employment for this age group. Rising employment generally supports increased rental demand.

Migration likely played a more significant role in lowering the vacancy rate in October 2016 compared to previous years, as net international migration increased. British Columbia gained 18,774 people from net international migration during the first half of 2016, up from 4,693 people in the first half of 2015. At the same time, net interprovincial migration in the first half of the year also picked up, adding just over 13,000 people to the province's population, compared to 11,200 recorded during the first half of 2015. As a result of migration and natural increase, the province's population was growing at a 1.2 per cent pace by mid-year.

Competition among home buyers for entry level housing in the resale market, and a lack of new homes for sale, were also factors at play in the housing decision of some renter households looking to get into homeownership. As well, some first-time homebuyers staying in rental accommodation longer to save for a larger down payment may have also played a role in lower rental vacancy rates this year compared to last year. Rising existing home prices in most markets within the province may have deterred or delayed the movement

from rental to homeownership, keeping downward pressure on rental vacancy rates.

New construction has not kept pace with household formation in BC and may have contributed to lower rental vacancy rates. Based on BC Stats household projections, 33,000 new households were formed between 2015 and 2016. During the first six months of the year, over 14,000 new homes (of all types) were completed in urban BC. Even without accounting for replacement housing (from the demolition of older homes – mostly occurring in areas of high land values) of approximately 2,750 units, this implies that new homes undersupplied the market during the last year³. Canada Mortgage and Housing Corporation's (CMHC's) Starts and Completions Survey showed that the inventory of new and unsold homes in BC reached record lows in 2016, providing further evidence of tight housing markets.

Limited additions to rental housing supply

In the October 2016 Rental Market Survey, the number of purpose-built rental apartments in British Columbia increased by 1,558 units to 171,144 apartments. Increases in the rental universe in some centres were partly offset by declines in other centres. Vancouver CMA, Fort St. John and Victoria CMA recorded the largest annual net increases to the private apartment rental stock.

Additions to the purpose-built rental supply come from new units completed or from the return of existing rental units to the market, which had been temporarily taken off the market while they underwent

renovations. These additions to the rental universe contributed to higher vacancy rates in some centres.

The largest net addition to supply was in the Vancouver CMA, where the number of private apartments in the survey universe increased by 922 units, with two-bedroom apartment units accounting for the greatest portion of the additional supply. Nonetheless, strong demand for rental housing outstripped these additions to the supply in Vancouver, contributing to low vacancy rates.

Vacancy rates decreased in most urban centres

All but 11 of the 27 urban centres surveyed in British Columbia recorded lower vacancy rates in October 2016, compared to twelve months earlier. The lowest apartment vacancy rate was in Squamish at 0.0 per cent. Fort St. John recorded the highest apartment vacancy rate at 30.7 per cent, up from 12.1 per cent a year earlier as demand for rental softened amid reduced activity in the natural gas sector along with a large increase to its rental supply.

The vacancy rate in the province's four CMAs, as well as Nelson, Parksville, Salmon Arm and Squamish, was less than one per cent.

Several of the centres reporting higher vacancy rates compared to October 2015 were located in central or northern British Columbia including Dawson Creek, and Fort St. John. In these areas, the impacts of low oil prices and related energy sector slowdowns may have had a greater impact on employment and, in turn, rental demand. As well,

³ Number of demolition units from January to June 2016 in BC's 4 Census Metropolitan Areas and 21 Census Agglomerations

additional rental supply in several of these centres likely contributed to the rise in apartment vacancy rates.

Same sample rent⁴ increase and average rents

Based on units common to both the 2015 and 2016 surveys, the average two-bedroom apartment rent in British Columbia increased 5.1 per cent on an annual basis, compared to 3.7 per cent a year ago.⁵

The average rent level for a two-bedroom apartment in new and existing structures was \$1,215 per month. The average rent level for a one-bedroom apartment in new and existing structures was \$1,054. One-bedroom apartments make up more than half of the purpose-built stock in British Columbia.

Within the province's smaller centres, the average two-bedroom apartment rent ranged from \$663 in Quesnel, to \$1,057 in Fort St. John.

Townhome vacancy increased

The vacancy rate for rented townhomes in British Columbia was unchanged at 3.2 per cent between October 2015 and October 2016. Townhome vacancy rates were higher for studios, one- and two-bedroom units. Stronger employment and low mortgage interest rates may have encouraged the movement from

townhome rental to homeownership contributing to increased vacancy rates.

Rented townhomes account for a relatively small share of the primary rental market, with a rental universe of just over 9,100 units, or five per cent of the primary rental universe. About one-third of these are located in the Vancouver CMA, accounting for three per cent of primary rental units. However, in smaller centres of the province, rented townhomes are an important and significant share of the rental universe. In Campbell River, Quesnel, Terrace and Williams Lake, rental townhomes comprise about one-quarter of the rental stock. Almost three-quarters of the rental universe in Summerland are townhomes.

The average monthly rent for a townhome was \$1,208 in October 2016 at a provincial level, ranging from \$656 in Quesnel to \$1,677 in the Vancouver CMA.

Similar trends in the secondary rental market

Investor-owned condominiums are an important addition to rental market supply in British Columbia, and complement the existing stock of purpose-built rental accommodation. The Condominium Apartment Rent Survey and Condominium Apartment Vacancy Survey were conducted in the Vancouver, Victoria and Kelowna CMAs.

In the Victoria CMA, the rental condominium vacancy rates was not significantly changed from the October 2015 vacancy rate. However, in the Vancouver CMA, the rental condominium vacancy rate declined, while the vacancy rate in purpose-built apartments was slightly lower.

The condominium rental market recorded higher rents than apartments in the Rental Market Survey, as these units are usually in newer buildings and have amenities, such as in-suite laundry, not typically found in older purpose-built rental apartments.

In addition to the condominium market, CMHC's October 2016 Rental Market Survey also includes information on the secondary rental market⁶. The Vancouver, Victoria, Kelowna and Abbotsford-Mission CMAs were the centres included in this survey. The results can be found in Tables 5.1 and Table 5.2.

⁴ This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

⁵ According to the BC Government Residential Tenancy Branch, the annual allowable rent increase for conventional residential tenancies is determined by the formula in the Residential Tenancy Regulation. For a conventional residential tenancy rent increase that takes effect in 2016, the allowable increase is 2.9 per cent. CMHC's same-sample rent increase will vary from the annual allowable rent increase for a number of reasons, including local rental market conditions. For example, in a market where vacancy rates have remained elevated for a period of time, rents may have moved lower. Conversely, higher rents are often charged in markets with low vacancy rates, when a suite is vacated and re-rented to a new tenant.

⁶ For example, rented single-detached, semi-detached, duplex, row and accessory apartments are included in this survey.



TABLES INCLUDED IN THE BRITISH COLUMBIA PROVINCIAL HIGHLIGHT REPORT

British Columbia	Page
Apartment Data by Centre and Bedroom Type	
Vacancy Rates (%)	7
Average Rents (\$)	8
Number of Units	9
Availability Rates (%)	10
Estimate of Percentage Change (%) of Average Rent	11
Turnover Rates (%)	12
Row (Townhouse) Data by Centre and Bedroom Type	
Vacancy Rates (%)	13
Average Rents (\$)	14
Number of Units	15
Availability Rates (%)	16
Estimate of Percentage Change (%) of Average Rent	17
Turnover Rates (%)	18
Row (Townhouse) and Apartment Data by Centre and Bedroom Type	
Vacancy Rates (%)	19
Average Rents (\$)	20
Number of Units	21
Availability Rates (%)	22
Estimate of Percentage Change (%) of Average Rent	23
Turnover Rates (%)	24
Rental Condominium Apartment Data	25
Secondary Rented Unit Data	26

1.1.1 Private Apartment Vacancy Rates (%)
by Bedroom Type
British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Abbotsford-Mission CMA	1.1	0.0	0.7	0.7	0.9	0.4	0.0	0.0	0.8	0.5
Campbell River CA	0.0	0.0	3.1	1.3	3.3	2.5	0.0	**	3.0	2.0
Chilliwack CA	2.3	0.0	3.1	1.4	2.5	1.5	0.0	3.9	2.7	1.4
Courtenay CA	**	9.1	0.7	0.3	0.3	0.4	0.0	0.0	0.6	1.0
Cranbrook CA	9.1	**	3.0	1.0	1.5	2.0	0.0	**	2.1	1.7
Dawson Creek CA	11.2	15.9	11.9	18.0	17.7	20.0	20.4	31.0	14.6	19.1
Duncan CA	**	**	5.4	4.3	2.0	1.5	**	3.5	3.7	3.3
Fort St. John CA	14.8	33.0	14.6	34.8	10.6	28.2	3.5	**	12.1	30.7
Kamloops CA	2.2	**	2.4	1.0	2.2	1.1	0.0	0.0	2.3	1.1
Kamloops Zone 1-South Shore	3.2	**	1.6	1.4	2.0	1.3	**	**	1.9	1.5
Kamloops Zone 2-North Shore	0.0	0.0	3.5	0.5	2.5	0.9	**	**	2.8	0.6
Kelowna CMA	0.7	0.0	0.6	0.8	0.8	0.5	0.0	0.0	0.7	0.6
Nanaimo CA	4.7	2.3	1.4	0.9	2.2	2.2	1.9	2.5	2.0	1.5
Nanaimo Zone 1-Centre	2.4	0.0	1.1	0.6	2.5	1.7	0.0	0.0	1.7	0.9
Nanaimo Zone 2-South	5.9	3.6	2.4	1.5	3.1	5.7	5.9	12.2	3.2	3.1
Nanaimo Zone 3-North & Periphery	**	**	0.4	0.7	1.5	1.1	1.7	**	1.1	0.9
Nelson CY	3.3	**	0.0	0.0	0.0	0.8	**	**	0.4	0.7
Parksville CA	11.2	0.0	0.9	0.0	0.7	0.8	0.0	0.0	1.1	0.6
Penticton CA	4.0	**	1.7	1.7	1.2	0.6	**	**	1.6	1.1
Port Alberni CA	1.6	1.3	2.4	3.6	3.1	2.8	0.0	**	2.6	3.1
Powell River CA	**	**	1.3	1.2	0.8	1.6	**	0.0	1.0	1.4
Prince George CA	5.6	7.0	3.8	5.0	3.5	3.5	9.9	3.1	4.5	4.2
Prince George Zone 1-Downtown	**	6.3	3.8	5.8	4.8	5.7	1.8	**	4.5	5.6
Prince George Zone 2-Outlying	3.3	8.4	3.7	4.3	2.9	2.4	11.4	3.7	4.5	3.4
Prince Rupert CA	**	**	5.3	3.8	3.1	3.2	0.0	6.8	3.8	4.9
Quesnel CA	0.0	**	1.7	0.7	3.6	2.6	**	**	2.7	1.8
Salmon Arm CA	18.2	9.1	2.4	0.0	1.8	0.5	**	**	2.5	0.5
Squamish CA	0.0	**	1.0	0.0	0.0	**	**	**	0.3	0.0
Summerland DM	-	-	**	**	**	**	**	**	**	**
Terrace CA	0.0	3.2	1.8	2.5	3.2	5.3	2.7	4.5	2.5	4.3
Vancouver CMA	0.6	0.7	0.8	0.7	0.9	0.7	1.4	1.4	0.8	0.7
Vernon CA	1.4	1.2	1.6	1.4	2.1	2.5	2.0	1.2	1.9	1.9
Victoria CMA	0.7	0.4	0.7	0.5	0.5	0.6	0.2	0.5	0.6	0.5
Williams Lake CA	0.0	0.0	1.6	4.9	5.1	5.3	0.0	**	3.6	4.8
British Columbia 10,000+	1.0	1.2	1.1	1.1	1.5	1.7	2.0	2.0	1.2	1.3

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.2 Private Apartment Average Rents (\$) by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Abbotsford-Mission CMA	589	619	712	744	864	915	972	1,019	787	829
Campbell River CA	552	588	651	683	808	793	887	901	751	749
Chilliwack CA	539	575	646	679	800	872	806	867	708	758
Courtenay CA	580	565	702	715	832	875	770	839	768	805
Cranbrook CA	**	458	637	659	750	787	849	881	711	738
Dawson Creek CA	711	659	887	830	1,102	1,049	1,207	1,137	975	923
Duncan CA	540	580	649	674	762	806	903	928	699	728
Fort St. John CA	769	682	906	809	1,126	1,057	1,163	1,098	1,031	962
Kamloops CA	774	712	767	803	919	944	1,124	1,036	839	854
Kamloops Zone 1-South Shore	690	724	829	858	976	1,032	**	**	884	910
Kamloops Zone 2-North Shore	927	668	693	739	864	851	951	1,036	788	788
Kelowna CMA	631	710	799	864	1,002	1,066	1,049	1,252	903	976
Nanaimo CA	585	636	723	760	847	895	1,030	1,150	773	816
Nanaimo Zone 1-Centre	610	663	745	802	837	908	1,087	1,172	783	845
Nanaimo Zone 2-South	572	622	679	689	847	880	995	1,044	709	733
Nanaimo Zone 3-North & Periphery	**	**	751	766	859	887	994	1,182	830	853
Nelson CY	572	605	684	714	809	830	**	**	739	770
Parksville CA	547	555	733	752	770	796	875	940	759	784
Penticton CA	579	609	712	739	856	893	960	1,019	764	800
Port Alberni CA	546	560	568	576	691	711	730	754	626	638
Powell River CA	537	561	612	652	696	737	762	808	655	698
Prince George CA	581	594	667	686	794	827	911	928	746	773
Prince George Zone 1-Downtown	604	605	664	676	775	788	948	981	713	728
Prince George Zone 2-Outlying	538	571	668	694	802	845	904	917	765	799
Prince Rupert CA	514	543	662	675	801	781	777	786	722	726
Quesnel CA	463	454	568	576	644	663	779	**	615	632
Salmon Arm CA	516	560	674	686	816	830	**	**	742	756
Squamish CA	599	**	939	883	976	980	**	**	946	930
Summerland DM	-	-	**	**	784	808	**	**	755	771
Terrace CA	579	571	695	707	913	913	997	1,008	833	843
Vancouver CMA	937	1,013	1,079	1,159	1,368	1,450	1,615	1,631	1,144	1,223
Vernon CA	544	587	674	705	821	860	906	935	747	783
Victoria CMA	742	785	867	912	1,128	1,188	1,384	1,485	942	994
Williams Lake CA	519	510	637	703	722	777	816	918	700	757
British Columbia 10,000+	862	925	987	1,054	1,155	1,215	1,330	1,379	1,035	1,099

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.3 Number of Private Apartment Units in the Universe by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Abbotsford-Mission CMA	128	130	1,839	1,856	1,975	1,960	36	36	3,978	3,982
Campbell River CA	40	41	390	386	721	710	52	52	1,203	1,189
Chilliwack CA	134	147	1,490	1,507	1,235	1,257	59	62	2,918	2,973
Courtenay CA	136	134	485	465	937	1,006	115	127	1,673	1,732
Cranbrook CA	11	12	301	298	471	472	41	39	824	821
Dawson Creek CA	66	63	481	466	421	421	30	29	998	979
Duncan CA	65	70	597	658	499	499	29	29	1,190	1,256
Fort St. John CA	78	79	597	601	954	1,145	31	31	1,660	1,856
Kamloops CA	262	242	1,705	1,750	1,435	1,413	47	46	3,449	3,451
Kamloops Zone 1-South Shore	194	194	925	936	710	718	23	22	1,852	1,870
Kamloops Zone 2-North Shore	68	48	780	814	725	695	24	24	1,597	1,581
Kelowna CMA	172	197	1,907	1,902	2,329	2,321	137	135	4,545	4,555
Nanaimo CA	242	250	1,776	1,829	1,393	1,402	127	126	3,538	3,607
Nanaimo Zone 1-Centre	83	93	845	906	590	620	44	44	1,562	1,663
Nanaimo Zone 2-South	158	156	610	605	259	236	22	22	1,049	1,019
Nanaimo Zone 3-North & Periphery	1	1	321	318	544	546	61	60	927	925
Nelson CY	65	59	176	170	255	255	11	12	507	496
Parksville CA	17	17	116	118	450	427	19	18	602	580
Penticton CA	141	141	1,009	1,006	865	897	13	19	2,028	2,063
Port Alberni CA	74	72	412	453	407	429	24	25	917	979
Powell River CA	13	9	297	300	249	240	44	45	603	594
Prince George CA	251	254	1,061	1,049	1,485	1,509	365	355	3,162	3,167
Prince George Zone 1-Downtown	162	167	451	451	482	483	55	55	1,150	1,156
Prince George Zone 2-Outlying	89	87	610	598	1,003	1,026	310	300	2,012	2,011
Prince Rupert CA	68	85	270	291	382	378	68	71	788	825
Quesnel CA	15	15	203	203	326	326	17	17	561	561
Salmon Arm CA	11	11	169	170	196	190	5	5	381	376
Squamish CA	27	26	97	98	156	156	27	27	307	307
Summerland DM	0	0	10	10	18	18	1	1	29	29
Terrace CA	29	31	122	121	210	248	44	44	405	444
Vancouver CMA	11,958	11,981	66,901	67,302	25,872	26,349	2,214	2,235	106,945	107,867
Vernon CA	80	85	693	691	674	675	108	107	1,558	1,558
Victoria CMA	2,786	2,708	13,501	13,565	7,460	7,562	469	475	24,216	24,310
Williams Lake CA	10	10	185	186	354	342	48	49	597	587
British Columbia 10,000+	16,880	16,869	96,794	97,451	51,731	52,607	4,181	4,217	169,586	171,144

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.4 Private Apartment Availability Rates (%)

by Bedroom Type

British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Abbotsford-Mission CMA	1.1	0.7	1.0	1.1	1.6	0.6	0.0	0.0	1.3	0.8
Campbell River CA	0.0	0.0	3.8	1.3	3.9	4.2	0.0	**	3.6	3.1
Chilliwack CA	3.0	0.7	4.0	1.8	3.8	1.9	0.0	3.9	3.8	1.8
Courtenay CA	**	14.4	1.1	1.2	1.4	0.5	0.9	0.0	1.4	1.7
Cranbrook CA	9.1	**	3.0	1.7	1.5	3.0	0.0	**	2.1	2.5
Dawson Creek CA	11.2	15.9	12.3	19.7	20.0	25.4	23.7	44.8	15.9	22.7
Duncan CA	**	11.3	5.4	6.2	2.2	1.9	**	3.5	3.8	4.7
Fort St. John CA	21.5	38.1	16.5	36.5	14.1	30.2	3.5	**	15.1	32.6
Kamloops CA	2.2	2.6	2.8	1.7	2.6	2.3	0.0	0.0	2.6	2.0
Kamloops Zone 1-South Shore	3.2	3.3	2.2	2.2	2.8	2.7	**	**	2.5	2.5
Kamloops Zone 2-North Shore	0.0	0.0	3.5	1.1	2.5	2.0	**	**	2.8	1.4
Kelowna CMA	0.7	0.6	0.6	1.8	1.3	1.4	0.0	0.0	0.9	1.5
Nanaimo CA	5.9	3.1	2.6	1.8	3.3	2.5	3.0	2.5	3.1	2.2
Nanaimo Zone 1-Centre	3.6	2.1	2.3	2.1	3.9	2.0	0.0	0.0	2.9	2.0
Nanaimo Zone 2-South	7.1	3.6	3.5	1.8	4.3	6.1	**	12.2	4.4	3.4
Nanaimo Zone 3-North & Periphery	**	**	1.7	1.0	2.1	1.4	1.7	**	1.9	1.2
Nelson CY	3.3	5.3	0.0	0.0	0.0	0.8	**	**	0.4	1.2
Parksville CA	11.2	5.3	2.8	1.0	0.7	1.6	0.0	0.0	1.4	1.5
Penticton CA	4.0	**	1.7	1.7	1.3	0.8	**	**	1.7	1.2
Port Alberni CA	3.0	1.3	2.9	4.3	4.4	4.6	0.0	**	3.5	4.4
Powell River CA	**	**	2.0	1.5	1.6	2.1	**	0.0	1.7	1.8
Prince George CA	5.6	8.2	4.4	5.2	4.0	4.6	9.9	4.5	5.0	5.1
Prince George Zone 1-Downtown	**	7.6	4.5	5.8	5.5	5.9	1.8	**	5.1	5.8
Prince George Zone 2-Outlying	3.3	9.5	4.4	4.8	3.3	3.9	11.4	5.3	4.9	4.6
Prince Rupert CA	**	**	5.8	5.5	3.8	4.0	0.0	6.8	4.2	5.9
Quesnel CA	0.0	**	1.7	0.7	3.6	2.6	**	**	2.7	1.8
Salmon Arm CA	18.2	9.1	2.4	0.0	1.8	0.5	**	**	2.5	0.5
Squamish CA	0.0	**	3.1	3.1	0.0	**	**	**	1.0	1.0
Summerland DM	-	-	**	**	**	**	**	**	**	**
Terrace CA	0.0	3.2	1.8	2.5	3.2	5.7	2.7	4.5	2.5	4.5
Vancouver CMA	1.0	1.3	1.2	1.2	1.3	1.2	1.9	1.6	1.2	1.2
Vernon CA	1.4	1.2	1.6	1.6	2.1	2.9	2.0	1.2	1.9	2.1
Victoria CMA	1.2	0.6	1.0	1.0	0.9	1.1	0.2	0.5	1.0	1.0
Williams Lake CA	0.0	0.0	1.6	5.9	5.1	5.3	0.0	**	3.6	5.1
British Columbia 10,000+	1.4	1.8	1.5	1.6	2.0	2.3	2.3	2.4	1.7	1.9

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14 to	Oct-15 to	Oct-14 to	Oct-15 to	Oct-14 to	Oct-15 to	Oct-14 to	Oct-15 to	Oct-14 to	Oct-15 to
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Abbotsford-Mission CMA	1.9	4.9	2.6	5.1	2.8	4.7	2.1	**	2.9	4.9
Campbell River CA	1.9	4.8	2.8	5.3	3.2	4.6	-0.4	**	2.6	4.5
Chilliwack CA	3.2	4.4	1.6	5.3	1.3	7.4	++	**	1.2	6.7
Courtenay CA	2.9	++	2.0	2.2	1.4	2.7	1.7	1.9	1.6	2.3
Cranbrook CA	++	**	2.4	3.0	2.0	5.1	1.4	**	2.2	3.8
Dawson Creek CA	7.3	-7.5	**	-4.7	++	-4.9	17.0	-4.4	**	-5.4
Duncan CA	++	++	1.1	3.2	2.0	2.7	8.4	2.5	1.2	2.7
Fort St. John CA	5.9	-7.3	6.8	-11.7	4.3	-9.4	7.1	-2.0	5.2	-10.6
Kamloops CA	3.7	++	2.5	++	2.1	3.6	**	**	2.4	1.5
Kamloops Zone 1-South Shore	**	++	3.7	++	2.5	3.4	**	**	3.1	1.7
Kamloops Zone 2-North Shore	3.4	0.1	1.2	++	1.8	3.8	**	**	1.6	1.3
Kelowna CMA	2.6	**	3.6	4.7	3.9	4.3	**	++	3.7	4.5
Nanaimo CA	3.2	5.2	2.9	3.4	4.5	4.2	5.0	10.1	3.5	4.4
Nanaimo Zone 1-Centre	1.9	6.3	3.4	3.4	3.3	4.1	3.3	5.0	3.1	3.9
Nanaimo Zone 2-South	5.6	3.6	2.8	2.8	**	2.5	**	5.4	3.2	3.7
Nanaimo Zone 3-North & Periphery	**	**	2.1	4.0	4.7	5.7	7.9	**	4.5	**
Nelson CY	1.1	**	++	4.6	++	1.6	**	**	++	2.6
Parksville CA	1.5	3.8	1.5	8.4	1.2	4.6	1.2	**	1.1	4.7
Penticton CA	1.8	2.5	3.9	**	3.8	2.1	**	**	4.0	2.2
Port Alberni CA	3.1	1.6	0.6	2.2	0.9	1.8	++	++	1.0	1.8
Powell River CA	++	**	2.1	4.0	0.6	3.8	++	6.9	1.8	4.4
Prince George CA	1.4	1.6	2.4	3.3	2.1	4.0	2.6	1.1	2.4	3.0
Prince George Zone 1-Downtown	5.6	++	4.6	2.6	2.5	3.9	4.9	2.3	3.6	2.1
Prince George Zone 2-Outlying	++	3.2	1.3	3.6	1.9	4.0	2.1	0.6	1.7	3.5
Prince Rupert CA	4.5	3.8	7.0	++	5.6	5.8	8.5	10.8	7.5	4.6
Quesnel CA	1.9	++	4.3	++	-2.3	**	**	**	++	**
Salmon Arm CA	6.6	11.8	1.6	1.9	2.8	1.5	**	**	2.2	1.9
Squamish CA	0.8	**	24.3	-3.8	18.8	++	**	**	20.2	-1.6
Summerland DM	-	-	**	**	1.9	++	**	**	4.6	**
Terrace CA	4.6	-0.3	9.3	++	6.8	4.9	10.8	6.9	6.6	2.6
Vancouver CMA	3.8	6.4	3.8	6.8	4.4	5.7	4.0	4.4	3.9	6.4
Vernon CA	3.0	**	1.7	5.8	3.7	5.0	4.9	**	2.8	4.6
Victoria CMA	2.4	6.8	2.1	5.0	2.4	5.3	3.3	5.4	2.0	5.5
Williams Lake CA	**	10.4	++	**	1.3	9.0	-2.6	**	0.3	9.6
British Columbia 10,000+	3.4	6.0	3.4	5.7	3.7	5.1	3.8	4.8	3.4	5.5

¹The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.6 Private Apartment Turnover Rates (%)
by Zone and Bedroom Type
British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Abbotsford-Mission CMA	n/a	**	n/a	23.5	n/a	17.0	n/a	**	n/a	20.0
Campbell River CA	n/a	**	n/a	10.2	n/a	13.8	n/a	**	n/a	12.1
Chilliwack CA	n/a	8.0	n/a	18.1	n/a	16.0	n/a	5.4	n/a	16.4
Courtenay CA	n/a	**	n/a	9.9	n/a	18.7	n/a	9.5	n/a	15.2
Cranbrook CA	n/a	**	n/a	**	n/a	22.9	n/a	**	n/a	25.4
Dawson Creek CA	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
Duncan CA	n/a	**	n/a	**	n/a	**	n/a	4.7	n/a	**
Fort St. John CA	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
Kamloops CA	n/a	**	n/a	28.7	n/a	22.7	n/a	**	n/a	25.9
Kamloops Zone 1-South Shore	n/a	**	n/a	**	n/a	27.5	n/a	**	n/a	31.5
Kamloops Zone 2-North Shore	n/a	17.8	n/a	21.3	n/a	17.4	n/a	**	n/a	19.3
Kelowna CMA	n/a	**	n/a	20.5	n/a	13.9	n/a	10.0	n/a	16.7
Nanaimo CA	n/a	17.5	n/a	23.0	n/a	23.8	n/a	**	n/a	22.7
Nanaimo Zone 1-Centre	n/a	**	n/a	22.9	n/a	22.1	n/a	**	n/a	21.8
Nanaimo Zone 2-South	n/a	20.0	n/a	25.5	n/a	**	n/a	**	n/a	26.7
Nanaimo Zone 3-North & Periphery	n/a	**	n/a	18.7	n/a	21.5	n/a	**	n/a	19.9
Nelson CY	n/a	**	n/a	**	n/a	15.7	n/a	**	n/a	16.4
Parksville CA	n/a	26.8	n/a	8.8	n/a	10.6	n/a	**	n/a	10.6
Penticton CA	n/a	**	n/a	**	n/a	15.0	n/a	**	n/a	16.3
Port Alberni CA	n/a	**	n/a	25.7	n/a	29.1	n/a	**	n/a	26.8
Powell River CA	n/a	**	n/a	15.5	n/a	15.7	n/a	17.1	n/a	15.9
Prince George CA	n/a	**	n/a	22.0	n/a	23.9	n/a	25.6	n/a	23.2
Prince George Zone 1-Downtown	n/a	**	n/a	21.5	n/a	23.5	n/a	**	n/a	22.1
Prince George Zone 2-Outlying	n/a	26.6	n/a	22.4	n/a	24.1	n/a	24.7	n/a	23.8
Prince Rupert CA	n/a	**	n/a	22.0	n/a	13.1	n/a	**	n/a	16.2
Quesnel CA	n/a	**	n/a	**	n/a	**	n/a	**	n/a	22.1
Salmon Arm CA	n/a	36.4	n/a	19.4	n/a	15.0	n/a	**	n/a	17.6
Squamish CA	n/a	**	n/a	13.9	n/a	6.5	n/a	**	n/a	8.5
Summerland DM	n/a	-	n/a	**	n/a	**	n/a	**	n/a	19.1
Terrace CA	n/a	19.4	n/a	20.6	n/a	**	n/a	11.6	n/a	21.3
Vancouver CMA	n/a	18.0	n/a	15.8	n/a	14.7	n/a	15.7	n/a	15.8
Vernon CA	n/a	**	n/a	12.3	n/a	17.1	n/a	**	n/a	14.4
Victoria CMA	n/a	22.9	n/a	18.4	n/a	19.1	n/a	18.7	n/a	19.1
Williams Lake CA	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
British Columbia 10,000+	n/a	18.8	n/a	17.1	n/a	17.1	n/a	16.3	n/a	17.2

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Abbotsford-Mission CMA	-	-	**	**	**	**	**	2.4	**	3.3
Campbell River CA	**	**	2.1	4.3	2.1	3.0	1.9	2.7	2.0	3.0
Chilliwack CA	**	**	**	**	5.6	1.3	21.9	**	10.2	2.4
Courtenay CA	-	-	**	**	0.0	1.0	0.0	0.0	0.0	0.9
Cranbrook CA	**	**	0.0	**	1.7	**	1.1	**	1.2	**
Dawson Creek CA	-	-	**	**	14.8	15.9	27.7	29.1	20.5	21.5
Duncan CA	-	-	0.0	3.1	0.0	1.4	3.9	0.0	1.5	1.4
Fort St. John CA	-	-	13.6	31.7	13.0	18.4	4.3	23.8	10.0	22.0
Kamloops CA	**	**	4.7	**	3.9	1.0	3.5	0.5	3.7	0.7
Kamloops Zone 1-South Shore	-	-	**	**	2.5	0.9	2.8	**	2.6	0.4
Kamloops Zone 2-North Shore	**	**	5.9	0.0	**	1.3	4.3	1.1	5.1	1.0
Kelowna CMA	-	-	0.0	**	1.0	1.9	**	0.0	1.1	1.4
Nanaimo CA	**	**	0.0	**	3.1	3.1	8.5	3.8	4.7	3.4
Nanaimo Zone 1-Centre	-	-	-	-	-	-	**	**	**	**
Nanaimo Zone 2-South	**	**	0.0	**	3.5	3.6	9.5	7.0	5.1	4.6
Nanaimo Zone 3-North & Periphery	-	-	**	**	**	**	**	**	**	0.0
Nelson CY	-	-	-	-	-	-	**	**	**	**
Parksville CA	-	-	**	**	**	**	**	**	**	**
Penticton CA	**	**	**	**	**	1.1	**	**	4.5	0.5
Port Alberni CA	**	**	**	**	**	**	6.3	**	6.1	**
Powell River CA	-	-	**	**	**	**	**	**	4.0	4.0
Prince George CA	**	**	**	**	**	**	2.6	4.0	3.1	3.6
Prince George Zone 1-Downtown	**	**	**	**	**	**	5.1	4.0	**	4.5
Prince George Zone 2-Outlying	-	-	**	**	**	**	0.0	3.9	0.0	2.8
Prince Rupert CA	-	-	**	**	**	**	2.0	**	1.7	**
Quesnel CA	-	-	**	6.3	**	**	**	**	**	**
Salmon Arm CA	-	-	**	**	5.3	5.9	**	**	4.3	**
Squamish CA	-	-	-	-	**	**	**	0.0	**	**
Summerland DM	**	**	2.9	**	8.1	5.4	**	**	6.8	3.1
Terrace CA	-	-	-	-	2.3	3.4	8.2	1.7	4.7	2.7
Vancouver CMA	0.0	0.0	1.2	0.0	0.5	1.1	1.4	0.3	1.1	0.5
Vernon CA	0.0	1.8	1.6	8.8	0.0	**	1.0	0.0	0.8	3.6
Victoria CMA	**	**	1.9	0.0	3.0	0.4	1.4	0.0	1.9	0.1
Williams Lake CA	-	-	33.3	0.0	1.9	1.9	10.2	4.9	9.4	3.6
British Columbia 10,000+	1.3	1.4	3.2	4.9	3.3	3.6	3.2	2.6	3.2	3.2

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

2.1.2 Private Row (Townhouse) Average Rents (\$)
by Bedroom Type
British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Abbotsford-Mission CMA	-	-	**	**	**	**	**	**	992	959
Campbell River CA	**	**	653	638	784	799	1,048	1,089	887	917
Chilliwack CA	**	**	**	**	784	784	1,028	**	845	728
Courtenay CA	-	-	**	**	765	793	921	979	817	855
Cranbrook CA	**	**	**	662	**	783	899	942	853	854
Dawson Creek CA	-	-	**	**	1,186	1,058	1,302	1,207	1,233	1,120
Duncan CA	-	-	652	702	812	857	924	925	810	828
Fort St. John CA	-	-	933	814	1,246	998	1,304	1,134	1,226	1,025
Kamloops CA	**	**	619	610	995	984	1,204	1,198	1,074	1,066
Kamloops Zone 1-South Shore	-	-	**	**	1,089	1,082	1,341	1,313	1,194	1,184
Kamloops Zone 2-North Shore	**	**	633	620	836	848	1,064	1,068	932	930
Kelowna CMA	-	-	706	674	933	976	1,115	1,172	952	1,011
Nanaimo CA	**	**	704	739	940	951	1,037	1,164	935	1,003
Nanaimo Zone 1-Centre	-	-	-	-	-	-	**	**	**	**
Nanaimo Zone 2-South	**	**	698	735	936	949	1,020	1,072	924	951
Nanaimo Zone 3-North & Periphery	-	-	**	**	**	**	**	**	**	**
Nelson CY	-	-	-	-	-	-	**	**	**	**
Parksville CA	-	-	**	**	**	**	**	**	**	**
Penticton CA	**	**	836	**	871	933	1,213	1,194	1,029	1,047
Port Alberni CA	**	**	**	**	**	755	778	827	745	766
Powell River CA	-	-	**	**	**	**	**	**	697	736
Prince George CA	**	**	**	**	933	995	936	1,008	914	976
Prince George Zone 1-Downtown	**	**	**	**	741	764	764	867	738	817
Prince George Zone 2-Outlying	-	-	**	**	1,036	1,107	1,112	1,159	1,053	1,103
Prince Rupert CA	-	-	**	**	**	**	821	**	812	1,029
Quesnel CA	-	-	403	459	653	672	689	679	657	656
Salmon Arm CA	-	-	**	**	771	836	**	**	779	811
Squamish CA	-	-	-	-	**	**	**	1,161	1,122	1,230
Summerland DM	**	**	587	597	765	754	**	**	688	694
Terrace CA	-	-	-	-	746	761	946	995	825	852
Vancouver CMA	1,229	1,326	1,000	1,132	1,600	1,718	1,594	1,684	1,575	1,677
Vernon CA	482	491	604	625	817	896	970	983	743	768
Victoria CMA	**	**	814	829	1,159	1,156	1,615	1,707	1,340	1,338
Williams Lake CA	-	-	563	**	753	775	882	831	829	797
British Columbia 10,000+	776	805	737	738	1,103	1,123	1,322	1,372	1,181	1,208

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

2.1.3 Number of Private Row (Townhouse) Units in the Universe by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Abbotsford-Mission CMA	0	0	44	44	114	116	109	109	267	269
Campbell River CA	2	2	47	46	142	140	160	160	351	348
Chilliwack CA	2	2	42	42	100	100	73	73	217	217
Courtenay CA	0	0	10	10	218	216	135	137	363	363
Cranbrook CA	2	2	17	17	60	58	90	94	169	171
Dawson Creek CA	0	0	4	4	128	126	112	103	244	233
Duncan CA	0	0	56	65	65	69	77	78	198	212
Fort St. John CA	0	0	59	60	246	257	177	185	482	502
Kamloops CA	2	2	22	22	205	206	221	226	450	456
Kamloops Zone 1-South Shore	0	0	5	5	126	127	111	111	242	243
Kamloops Zone 2-North Shore	2	2	17	17	79	79	110	115	208	213
Kelowna CMA	0	0	24	24	289	290	84	86	397	400
Nanaimo CA	6	6	19	19	128	131	59	80	212	236
Nanaimo Zone 1-Centre	0	0	0	0	0	0	13	13	13	13
Nanaimo Zone 2-South	6	6	15	15	113	114	42	43	176	178
Nanaimo Zone 3-North & Periphery	0	0	4	4	15	17	4	24	23	45
Nelson CY	0	0	0	0	0	0	3	4	3	4
Parksville CA	0	0	22	22	18	18	3	3	43	43
Penticton CA	2	2	16	15	88	97	86	86	192	200
Port Alberni CA	1	1	10	10	29	32	79	79	119	122
Powell River CA	0	0	2	3	13	13	10	9	25	25
Prince George CA	4	4	53	53	147	148	206	208	410	413
Prince George Zone 1-Downtown	4	4	20	20	53	53	104	106	181	183
Prince George Zone 2-Outlying	0	0	33	33	94	95	102	102	229	230
Prince Rupert CA	0	0	8	8	15	19	102	101	125	128
Quesnel CA	0	0	16	16	42	38	126	155	184	209
Salmon Arm CA	0	0	2	2	19	19	2	2	23	23
Squamish CA	0	0	0	0	10	10	34	34	44	44
Summerland DM	1	1	35	34	37	37	1	1	74	73
Terrace CA	0	0	0	0	87	88	64	63	151	151
Vancouver CMA	59	59	87	88	914	961	2,019	1,998	3,079	3,106
Vernon CA	57	57	61	65	51	54	100	100	269	276
Victoria CMA	17	17	108	112	203	204	371	370	699	703
Williams Lake CA	0	0	12	12	56	55	127	127	195	194
British Columbia 10,000+	155	155	776	793	3,424	3,502	4,630	4,671	8,985	9,121

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

2.1.4 Private Row (Townhouse) Availability Rates (%)
by Bedroom Type
British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Abbotsford-Mission CMA	-	-	**	**	**	**	**	3.6	0.4	3.7
Campbell River CA	**	**	2.1	4.3	2.1	3.0	1.9	3.3	2.0	3.3
Chilliwack CA	**	**	**	**	5.6	1.3	21.9	**	10.7	2.4
Courtenay CA	-	-	**	**	0.5	1.0	0.0	0.0	0.3	0.9
Cranbrook CA	**	**	0.0	**	1.7	**	1.1	**	1.2	**
Dawson Creek CA	-	-	**	**	21.9	19.8	27.7	31.1	24.2	24.5
Duncan CA	-	-	0.0	3.1	0.0	1.4	3.9	2.6	1.5	2.4
Fort St. John CA	-	-	15.3	31.7	13.4	18.8	4.3	26.5	10.4	23.2
Kamloops CA	**	**	4.7	**	3.9	2.1	4.0	0.5	4.0	1.2
Kamloops Zone 1-South Shore	-	-	**	**	2.5	1.8	2.8	**	2.6	0.9
Kamloops Zone 2-North Shore	**	**	5.9	0.0	**	2.5	5.3	1.1	5.7	1.6
Kelowna CMA	-	-	0.0	**	1.0	1.9	**	1.2	1.1	1.7
Nanaimo CA	**	**	10.5	**	3.9	3.1	8.5	3.8	6.1	3.4
Nanaimo Zone 1-Centre	-	-	-	-	-	-	**	**	**	**
Nanaimo Zone 2-South	**	**	13.3	**	4.4	3.6	9.5	7.0	6.8	4.6
Nanaimo Zone 3-North & Periphery	-	-	**	**	**	**	**	**	**	0.0
Nelson CY	-	-	-	-	-	-	**	**	**	**
Parksville CA	-	-	**	**	**	**	**	**	**	**
Penticton CA	**	**	**	**	**	1.1	**	**	4.5	0.5
Port Alberni CA	**	**	**	**	**	**	6.3	**	6.1	**
Powell River CA	-	-	**	**	**	**	**	**	4.0	4.0
Prince George CA	**	**	**	**	**	**	3.6	5.9	4.4	5.8
Prince George Zone 1-Downtown	**	**	**	**	**	**	5.1	6.0	**	7.8
Prince George Zone 2-Outlying	-	-	**	**	1.3	**	2.0	5.9	1.9	4.2
Prince Rupert CA	-	-	**	**	**	**	2.0	**	1.7	**
Quesnel CA	-	-	**	6.3	**	**	**	**	**	**
Salmon Arm CA	-	-	**	**	5.3	5.9	**	**	4.3	**
Squamish CA	-	-	-	-	**	**	**	0.0	**	**
Summerland DM	**	**	2.9	**	8.1	5.4	**	**	6.8	3.1
Terrace CA	-	-	-	-	2.3	3.4	8.2	1.7	4.7	2.7
Vancouver CMA	0.0	3.7	1.2	0.0	0.6	2.0	1.6	0.6	1.3	1.1
Vernon CA	0.0	1.8	1.6	8.8	0.0	**	1.0	0.0	0.8	3.6
Victoria CMA	**	**	2.9	0.0	4.0	0.4	1.9	0.0	2.6	0.1
Williams Lake CA	-	-	33.3	0.0	1.9	1.9	10.2	4.9	9.4	3.6
British Columbia 10,000+	1.3	2.7	4.2	4.9	3.8	4.2	3.4	3.1	3.6	3.7

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16
	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16
Abbotsford-Mission CMA	-	-	**	**	**	**	**	**	4.0	**
Campbell River CA	**	**	5.4	++	4.3	3.1	2.6	3.9	3.3	2.8
Chilliwack CA	**	**	**	**	2.2	3.2	4.0	**	4.5	5.0
Courtenay CA	-	-	**	**	2.1	3.6	1.9	5.6	1.5	4.3
Cranbrook CA	**	**	**	**	**	**	4.0	4.8	3.3	3.9
Dawson Creek CA	-	-	**	**	0.6	-11.5	1.8	-9.0	1.5	-9.4
Duncan CA	-	-	-0.2	2.9	2.3	4.4	0.9	3.3	1.3	2.9
Fort St. John CA	-	-	5.4	-10.4	4.2	-19.8	3.4	-14.7	3.7	-15.9
Kamloops CA	**	**	4.5	++	3.2	++	4.1	-1.1	3.6	-0.7
Kamloops Zone 1-South Shore	-	-	**	**	4.0	++	5.3	-2.7	3.9	-1.4
Kamloops Zone 2-North Shore	**	**	8.9	-1.1	1.8	++	2.5	1.3	3.2	++
Kelowna CMA	-	-	**	++	6.0	3.5	++	3.1	4.9	4.1
Nanaimo CA	**	**	++	1.3	3.1	++	3.3	4.5	2.4	2.5
Nanaimo Zone 1-Centre	-	-	-	-	-	-	**	**	**	**
Nanaimo Zone 2-South	**	**	++	1.8	3.6	1.2	3.1	5.2	2.2	2.9
Nanaimo Zone 3-North & Periphery	-	-	**	**	**	**	**	**	**	**
Nelson CY	-	-	-	-	-	-	**	**	**	**
Parksville CA	-	-	**	**	**	**	**	**	**	**
Penticton CA	**	**	**	**	**	++	4.5	-3.2	5.2	++
Port Alberni CA	**	**	**	**	**	**	0.3	++	++	**
Powell River CA	-	-	**	**	**	**	**	**	1.0	5.2
Prince George CA	**	**	**	**	-3.4	6.3	-5.2	10.2	-3.0	8.2
Prince George Zone 1-Downtown	**	**	**	**	-4.3	5.1	**	12.9	**	11.0
Prince George Zone 2-Outlying	-	-	**	**	++	**	2.3	6.5	++	5.9
Prince Rupert CA	-	-	**	**	**	**	6.1	**	5.5	**
Quesnel CA	-	-	++	**	++	++	3.6	++	**	++
Salmon Arm CA	-	-	**	**	-0.8	**	**	**	-0.6	**
Squamish CA	-	-	-	-	**	**	**	**	**	**
Summerland DM	**	**	2.3	1.3	3.2	++	**	**	2.3	++
Terrace CA	-	-	-	-	3.1	2.9	4.7	3.1	3.9	3.0
Vancouver CMA	3.8	3.8	4.1	**	8.4	3.7	4.2	6.6	5.1	5.7
Vernon CA	2.4	2.2	-2.8	**	++	**	++	**	1.7	2.5
Victoria CMA	**	**	++	4.1	-0.4	3.5	1.0	3.3	0.5	3.7
Williams Lake CA	-	-	10.8	**	3.0	**	4.9	++	5.1	**
British Columbia 10,000+	2.7	1.9	2.1	2.3	4.4	1.7	3.2	3.4	3.4	2.6

¹The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

2.1.6 Private Row (Townhouse) Turnover Rates (%)
by Zone and Bedroom Type
British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Abbotsford-Mission CMA	n/a	-	n/a	**	n/a	**	n/a	**	n/a	19.3
Campbell River CA	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
Chilliwack CA	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
Courtenay CA	n/a	-	n/a	**	n/a	15.4	n/a	**	n/a	11.9
Cranbrook CA	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
Dawson Creek CA	n/a	-	n/a	**	n/a	**	n/a	**	n/a	**
Duncan CA	n/a	-	n/a	**	n/a	**	n/a	**	n/a	21.4
Fort St. John CA	n/a	-	n/a	**	n/a	**	n/a	**	n/a	**
Kamloops CA	n/a	**	n/a	**	n/a	**	n/a	**	n/a	25.5
Kamloops Zone 1-South Shore	n/a	-	n/a	**	n/a	**	n/a	**	n/a	**
Kamloops Zone 2-North Shore	n/a	**	n/a	28.6	n/a	38.5	n/a	**	n/a	27.7
Kelowna CMA	n/a	-	n/a	**	n/a	19.1	n/a	14.1	n/a	17.6
Nanaimo CA	n/a	**	n/a	**	n/a	**	n/a	10.2	n/a	**
Nanaimo Zone 1-Centre	n/a	-	n/a	-	n/a	-	n/a	**	n/a	**
Nanaimo Zone 2-South	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
Nanaimo Zone 3-North & Periphery	n/a	-	n/a	**	n/a	**	n/a	**	n/a	**
Nelson CY	n/a	-	n/a	-	n/a	-	n/a	**	n/a	**
Parksville CA	n/a	-	n/a	**	n/a	**	n/a	**	n/a	**
Penticton CA	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
Port Alberni CA	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
Powell River CA	n/a	-	n/a	**	n/a	**	n/a	**	n/a	**
Prince George CA	n/a	**	n/a	**	n/a	**	n/a	21.6	n/a	21.6
Prince George Zone 1-Downtown	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
Prince George Zone 2-Outlying	n/a	-	n/a	**	n/a	**	n/a	26.5	n/a	**
Prince Rupert CA	n/a	-	n/a	**	n/a	**	n/a	**	n/a	**
Quesnel CA	n/a	-	n/a	**	n/a	**	n/a	**	n/a	**
Salmon Arm CA	n/a	-	n/a	**	n/a	5.9	n/a	**	n/a	**
Squamish CA	n/a	-	n/a	-	n/a	**	n/a	14.7	n/a	13.2
Summerland DM	n/a	**	n/a	26.9	n/a	8.1	n/a	**	n/a	16.9
Terrace CA	n/a	-	n/a	-	n/a	12.5	n/a	**	n/a	12.0
Vancouver CMA	n/a	**	n/a	**	n/a	17.4	n/a	9.1	n/a	12.5
Vernon CA	n/a	**	n/a	**	n/a	**	n/a	8.2	n/a	14.7
Victoria CMA	n/a	**	n/a	**	n/a	20.6	n/a	**	n/a	21.6
Williams Lake CA	n/a	-	n/a	**	n/a	**	n/a	**	n/a	**
British Columbia 10,000+	n/a	**	n/a	25.7	n/a	22.7	n/a	14.9	n/a	19.1

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Abbotsford-Mission CMA	1.1	0.0	0.7	0.9	0.8	0.6	0.0	1.7	0.8	0.7
Campbell River CA	0.0	0.0	3.0	1.6	3.1	2.6	1.4	3.2	2.8	2.3
Chilliwack CA	2.2	0.0	3.0	1.6	2.7	1.5	12.7	**	3.2	1.5
Courtenay CA	**	9.1	0.7	0.5	0.3	0.5	0.0	0.0	0.5	1.0
Cranbrook CA	7.7	**	2.8	0.9	1.5	1.8	0.8	**	1.9	1.5
Dawson Creek CA	11.2	15.9	11.8	17.9	17.1	19.0	26.1	29.5	15.8	19.6
Duncan CA	**	**	5.0	4.2	1.8	1.5	2.8	0.9	3.4	3.0
Fort St. John CA	14.8	33.0	14.5	34.5	11.1	26.4	4.2	25.7	11.6	28.8
Kamloops CA	2.1	1.9	2.5	1.0	2.4	1.1	2.9	0.5	2.5	1.1
Kamloops Zone 1-South Shore	3.2	**	1.6	1.4	2.1	1.3	2.2	**	2.0	1.4
Kamloops Zone 2-North Shore	0.0	0.0	3.5	0.5	2.8	1.0	3.6	0.9	3.0	0.7
Kelowna CMA	0.7	0.0	0.6	0.8	0.8	0.6	0.7	0.0	0.7	0.6
Nanaimo CA	5.0	2.6	1.4	0.9	2.3	2.2	3.9	3.0	2.2	1.7
Nanaimo Zone 1-Centre	2.4	0.0	1.1	0.6	2.5	1.7	1.6	0.0	1.7	0.9
Nanaimo Zone 2-South	6.3	4.0	2.3	1.4	3.2	5.0	8.2	8.9	3.5	3.3
Nanaimo Zone 3-North & Periphery	**	**	0.4	0.7	1.5	1.1	1.6	0.0	1.1	0.8
Nelson CY	3.3	**	0.0	0.0	0.0	0.8	**	**	0.4	0.7
Parksville CA	11.2	0.0	0.8	0.0	0.7	0.8	0.0	0.0	1.0	0.5
Penticton CA	3.9	**	1.9	1.7	1.8	0.7	0.0	0.0	1.9	1.1
Port Alberni CA	1.6	1.3	2.6	3.5	3.2	2.6	4.9	**	3.0	2.9
Powell River CA	**	**	1.3	1.5	0.8	1.5	1.9	0.0	1.1	1.5
Prince George CA	5.5	7.0	3.8	4.8	3.5	3.5	7.1	3.4	4.4	4.1
Prince George Zone 1-Downtown	**	6.2	4.1	5.8	5.3	5.7	4.0	2.8	4.9	5.4
Prince George Zone 2-Outlying	3.3	8.4	3.5	4.1	2.7	2.4	8.4	3.7	4.0	3.4
Prince Rupert CA	**	**	5.2	3.7	3.0	4.3	1.1	3.2	3.5	4.8
Quesnel CA	0.0	**	1.6	1.3	4.4	3.5	**	5.4	3.3	3.2
Salmon Arm CA	18.2	9.1	2.4	0.0	2.1	1.0	**	**	2.6	0.8
Squamish CA	0.0	**	1.0	0.0	0.0	0.0	**	0.0	0.3	0.0
Summerland DM	**	**	2.2	**	5.4	3.7	**	**	4.9	2.2
Terrace CA	0.0	3.2	1.8	2.5	2.9	4.8	5.8	2.9	3.1	3.9
Vancouver CMA	0.6	0.7	0.8	0.7	0.9	0.7	1.4	0.9	0.8	0.7
Vernon CA	0.8	1.5	1.6	2.0	2.0	2.8	1.6	0.7	1.7	2.1
Victoria CMA	0.7	0.4	0.7	0.5	0.6	0.6	0.7	0.3	0.7	0.5
Williams Lake CA	0.0	0.0	3.6	4.5	4.7	4.8	7.5	3.8	5.0	4.5
British Columbia 10,000+	1.0	1.2	1.1	1.1	1.6	1.9	2.6	2.3	1.3	1.4

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

3.1.2 Private Row (Townhouse) and Apartment Average Rents (\$) by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Abbotsford-Mission CMA	589	619	712	744	862	909	1,233	1,254	800	837
Campbell River CA	557	583	651	679	804	794	1,008	1,055	782	787
Chilliwack CA	538	573	645	677	799	863	945	857	718	756
Courtenay CA	580	565	701	714	819	860	850	909	777	814
Cranbrook CA	457	472	637	659	752	786	885	928	735	758
Dawson Creek CA	711	659	887	830	1,122	1,051	1,281	1,192	1,026	961
Duncan CA	540	580	649	677	768	812	918	926	715	742
Fort St. John CA	769	682	908	809	1,151	1,046	1,284	1,129	1,075	975
Kamloops CA	770	709	764	800	928	949	1,189	1,182	866	879
Kamloops Zone 1-South Shore	690	724	828	856	992	1,039	1,318	1,313	920	941
Kamloops Zone 2-North Shore	913	657	692	736	861	850	1,046	1,062	804	805
Kelowna CMA	631	710	798	863	994	1,055	1,077	1,220	907	979
Nanaimo CA	585	636	723	759	855	900	1,032	1,155	783	828
Nanaimo Zone 1-Centre	610	663	745	802	837	908	1,072	1,124	785	846
Nanaimo Zone 2-South	573	622	680	690	874	902	1,013	1,062	739	766
Nanaimo Zone 3-North & Periphery	**	**	751	766	861	889	1,012	1,264	834	871
Nelson CY	572	605	684	714	809	830	1,106	**	741	772
Parksville CA	547	555	732	754	776	804	921	981	765	791
Penticton CA	578	609	714	740	857	897	1,191	1,171	787	822
Port Alberni CA	545	559	568	575	694	715	766	808	640	652
Powell River CA	537	561	613	654	693	734	765	805	657	700
Prince George CA	580	592	673	693	806	840	920	959	766	797
Prince George Zone 1-Downtown	601	603	663	676	772	786	828	905	717	740
Prince George Zone 2-Outlying	538	571	681	706	821	865	958	983	795	830
Prince Rupert CA	514	543	660	673	801	800	802	917	734	766
Quesnel CA	463	454	557	564	645	664	699	690	625	639
Salmon Arm CA	516	560	673	685	812	831	**	**	744	759
Squamish CA	599	**	939	883	985	1,003	1,145	1,121	967	967
Summerland DM	**	**	612	621	772	772	**	**	707	716
Terrace CA	579	571	695	707	862	872	969	1,001	831	845
Vancouver CMA	938	1,015	1,079	1,159	1,375	1,459	1,605	1,656	1,156	1,236
Vernon CA	518	544	668	698	821	863	934	956	746	781
Victoria CMA	741	784	866	911	1,129	1,187	1,496	1,584	953	1,003
Williams Lake CA	519	510	633	693	726	776	864	851	732	767
British Columbia 10,000+	862	924	985	1,051	1,152	1,209	1,326	1,375	1,042	1,104

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

3.1.3 Number of Private Row (Townhouse) and Apartment Units in the Universe by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Abbotsford-Mission CMA	128	130	1,883	1,900	2,089	2,076	145	145	4,245	4,251
Campbell River CA	42	43	437	432	863	850	212	212	1,554	1,537
Chilliwack CA	136	149	1,532	1,549	1,335	1,357	132	135	3,135	3,190
Courtenay CA	136	134	495	475	1,155	1,222	250	264	2,036	2,095
Cranbrook CA	13	14	318	315	531	530	131	133	993	992
Dawson Creek CA	66	63	485	470	549	547	142	132	1,242	1,212
Duncan CA	65	70	653	723	564	568	106	107	1,388	1,468
Fort St. John CA	78	79	656	661	1,200	1,402	208	216	2,142	2,358
Kamloops CA	264	244	1,727	1,772	1,640	1,619	268	272	3,899	3,907
Kamloops Zone 1-South Shore	194	194	930	941	836	845	134	133	2,094	2,113
Kamloops Zone 2-North Shore	70	50	797	831	804	774	134	139	1,805	1,794
Kelowna CMA	172	197	1,931	1,926	2,618	2,611	221	221	4,942	4,955
Nanaimo CA	248	256	1,795	1,848	1,521	1,533	186	206	3,750	3,843
Nanaimo Zone 1-Centre	83	93	845	906	590	620	57	57	1,575	1,676
Nanaimo Zone 2-South	164	162	625	620	372	350	64	65	1,225	1,197
Nanaimo Zone 3-North & Periphery	1	1	325	322	559	563	65	84	950	970
Nelson CY	65	59	176	170	255	255	14	16	510	500
Parksville CA	17	17	138	140	468	445	22	21	645	623
Penticton CA	143	143	1,025	1,021	953	994	99	105	2,220	2,263
Port Alberni CA	75	73	422	463	436	461	103	104	1,036	1,101
Powell River CA	13	9	299	303	262	253	54	54	628	619
Prince George CA	255	258	1,114	1,102	1,632	1,657	571	563	3,572	3,580
Prince George Zone 1-Downtown	166	171	471	471	535	536	159	161	1,331	1,339
Prince George Zone 2-Outlying	89	87	643	631	1,097	1,121	412	402	2,241	2,241
Prince Rupert CA	68	85	278	299	397	397	170	172	913	953
Quesnel CA	15	15	219	219	368	364	143	172	745	770
Salmon Arm CA	11	11	171	172	215	209	7	7	404	399
Squamish CA	27	26	97	98	166	166	61	61	351	351
Summerland DM	1	1	45	44	55	55	2	2	103	102
Terrace CA	29	31	122	121	297	336	108	107	556	595
Vancouver CMA	12,017	12,040	66,988	67,390	26,786	27,310	4,233	4,233	110,024	110,973
Vernon CA	137	142	754	756	725	729	208	207	1,824	1,834
Victoria CMA	2,803	2,725	13,609	13,677	7,663	7,766	840	845	24,915	25,013
Williams Lake CA	10	10	197	198	410	397	175	176	792	781
British Columbia 10,000+	17,035	17,024	97,570	98,244	55,155	56,109	8,811	8,888	178,571	180,265

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Abbotsford-Mission CMA	1.1	0.7	1.0	1.2	1.5	0.7	0.0	2.6	1.2	1.0
Campbell River CA	0.0	0.0	3.7	1.6	3.6	4.0	1.4	4.2	3.2	3.1
Chilliwack CA	2.9	0.7	4.0	1.9	4.0	1.8	12.7	**	4.3	1.8
Courtenay CA	**	14.4	1.1	1.4	1.2	0.5	0.4	0.0	1.2	1.5
Cranbrook CA	7.7	**	2.8	1.6	1.5	2.6	0.8	**	1.9	2.2
Dawson Creek CA	11.2	15.9	12.2	19.6	20.5	24.1	26.8	34.1	17.5	23.0
Duncan CA	**	11.3	5.0	5.9	2.0	1.8	2.8	2.8	3.5	4.4
Fort St. John CA	21.5	38.1	16.4	36.0	14.0	28.1	4.2	28.0	14.1	30.6
Kamloops CA	2.1	2.6	2.8	1.7	2.8	2.3	3.3	0.5	2.8	1.9
Kamloops Zone 1-South Shore	3.2	3.3	2.2	2.2	2.7	2.6	2.2	**	2.5	2.3
Kamloops Zone 2-North Shore	0.0	0.0	3.5	1.1	2.8	2.0	4.5	0.9	3.1	1.4
Kelowna CMA	0.7	0.6	0.6	1.8	1.2	1.5	0.7	0.5	1.0	1.5
Nanaimo CA	6.2	3.4	2.7	1.8	3.3	2.6	4.6	3.0	3.3	2.3
Nanaimo Zone 1-Centre	3.6	2.1	2.3	2.1	3.9	2.0	1.6	0.0	3.0	2.0
Nanaimo Zone 2-South	7.4	4.0	3.7	1.8	4.3	5.3	10.4	8.9	4.8	3.6
Nanaimo Zone 3-North & Periphery	**	**	1.7	1.0	2.0	1.4	1.6	0.0	1.9	1.1
Nelson CY	3.3	5.3	0.0	0.0	0.0	0.8	**	**	0.4	1.2
Parksville CA	11.2	5.3	2.3	0.9	0.7	1.5	0.0	0.0	1.3	1.4
Penticton CA	3.9	**	1.9	1.7	1.9	0.8	0.0	0.0	1.9	1.1
Port Alberni CA	3.0	1.3	3.1	4.2	4.4	4.3	4.9	**	3.8	4.0
Powell River CA	**	**	2.0	1.9	1.5	2.0	1.9	0.0	1.8	1.9
Prince George CA	5.5	8.2	4.5	5.1	4.1	4.8	7.5	5.1	4.9	5.2
Prince George Zone 1-Downtown	**	7.4	4.8	5.8	6.1	6.6	4.0	4.1	5.4	6.1
Prince George Zone 2-Outlying	3.3	9.5	4.3	4.5	3.2	3.9	8.9	5.5	4.6	4.6
Prince Rupert CA	**	**	5.6	5.4	3.6	5.0	1.1	3.2	3.9	5.6
Quesnel CA	0.0	**	1.6	1.3	4.4	3.5	**	5.4	3.3	3.2
Salmon Arm CA	18.2	9.1	2.4	0.0	2.1	1.0	**	**	2.6	0.8
Squamish CA	0.0	**	3.1	3.1	0.0	0.0	**	0.0	1.3	0.9
Summerland DM	**	**	2.2	**	5.4	3.7	**	**	4.9	2.2
Terrace CA	0.0	3.2	1.8	2.5	2.9	5.1	5.8	2.9	3.1	4.1
Vancouver CMA	1.0	1.3	1.2	1.2	1.3	1.2	1.7	1.1	1.2	1.2
Vernon CA	0.8	1.5	1.6	2.2	2.0	3.1	1.6	0.7	1.7	2.3
Victoria CMA	1.2	0.6	1.0	1.0	1.0	1.1	1.0	0.3	1.0	1.0
Williams Lake CA	0.0	0.0	3.6	5.5	4.7	4.8	7.5	3.8	5.0	4.7
British Columbia 10,000+	1.4	1.8	1.5	1.7	2.1	2.4	2.9	2.8	1.8	2.0

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
	to	to	to	to	to	to	to	to	to	to
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Abbotsford-Mission CMA	1.9 c	4.9 c	2.5 b	4.8 b	2.8 a	4.4	2.9 b	**	3.0 a	4.5 b
Campbell River CA	2.4 a	2.6 c	3.1 b	4.8 b	3.3 a	4.3	0.6 b	6.2	2.7 a	4.1 b
Chilliwack CA	3.2 c	4.5	1.7	5.4	1.3	7.3	**	**	1.4	6.7
Courtenay CA	2.9 a	++	1.9	2.2 a	1.5 a	2.8	1.8	3.5 c	1.6	2.6 a
Cranbrook CA	++	++	2.3 c	3.0	2.0 b	5.0	2.3 c	4.3 d	2.3 a	3.9 c
Dawson Creek CA	7.3	-7.5 b	**	-4.6 c	**	-6.1	10.5	-6.5	**	-6.2 b
Duncan CA	++	++	1.0 a	3.2 c	2.1 b	2.9	5.4 b	2.7	1.2 a	2.7 b
Fort St. John CA	5.9 b	-7.3 b	6.8 b	-11.6 a	4.3	-11.2	4.6 c	-10.5 d	4.9 a	-11.7
Kamloops CA	3.7 d	++	2.6 c	++	2.3 b	3.0 c	3.3 d	**	2.6 b	1.2 a
Kamloops Zone 1-South Shore	**	++	3.6	++	2.8	2.7	3.5 b	**	3.2	1.2 d
Kamloops Zone 2-North Shore	3.3 d	0.1	**	++	1.8	3.5 d	3.1 d	5.7	1.8	1.2 b
Kelowna CMA	2.6 c	**	3.6 b	4.7 c	4.0 b	4.2 b	2.7 c	++	3.8 b	4.5 c
Nanaimo CA	3.2 b	5.2	2.8 a	3.4 b	4.4 b	4.0	4.7 b	9.1	3.5 b	4.3 b
Nanaimo Zone 1-Centre	1.9 b	6.3	3.4 c	3.4 b	3.3	4.1	3.5	5.0	3.2 b	3.9 b
Nanaimo Zone 2-South	5.3 c	3.6	2.7 b	2.7 a	6.4	2.3	2.9 c	5.2	3.1 c	3.6 b
Nanaimo Zone 3-North & Periphery	**	**	2.0 b	3.9 c	4.5 b	5.6 d	7.5 a	**	4.3 b	5.9 d
Nelson CY	1.1	**	++	4.6 b	++	1.6 b	**	**	++	2.6 b
Parksville CA	1.5	3.8	2.0 b	7.8 b	1.1	4.6	1.8	13.7	1.2 a	4.7 b
Penticton CA	1.8 c	2.5	4.0 b	**	4.0	1.9 c	5.6 c	-3.4	4.1 b	2.0 c
Port Alberni CA	3.1 d	1.6	0.6 a	2.1 b	0.8 a	2.0 b	++	++	1.0 a	1.8
Powell River CA	++	**	2.4 b	4.1 c	0.5 b	4.0 b	++	6.5	1.8 b	4.5 b
Prince George CA	1.4 d	1.7	2.3 b	3.2 c	1.6 b	4.2	0.9 a	3.0	1.8 b	3.6
Prince George Zone 1-Downtown	5.4 d	++	4.5 c	2.8	1.5 c	4.1 b	++	5.9	2.0 c	3.3
Prince George Zone 2-Outlying	++	3.2	1.3 a	3.5 a	1.6 a	4.3	2.1 a	1.4	1.7 a	3.7
Prince Rupert CA	4.5 d	3.8	7.1 b	++	5.5 d	**	7.5 b	13.7	7.2 b	**
Quesnel CA	1.9 a	++	4.1 d	**	-2.0 c	++	++	++	++	**
Salmon Arm CA	6.6 c	11.8	1.5 b	1.9	2.6 a	2.0	**	**	2.0	2.3 a
Squamish CA	0.8 a	**	24.3 a	-3.8	18.7 a	++	**	++	20.6 a	++
Summerland DM	**	**	3.9	1.1	2.9 b	++	**	**	2.9	1.2 d
Terrace CA	4.6 b	-0.3	9.3 c	++	5.9 b	4.4 c	8.7 b	5.6	5.8 a	2.7 c
Vancouver CMA	3.8 a	6.4	3.8 a	6.8	4.5 a	5.7	4.1 b	4.8 b	3.9 a	6.4
Vernon CA	2.9 b	**	1.0	5.5 c	3.5 c	4.9 b	4.0 b	**	2.6 a	4.3 b
Victoria CMA	2.4 b	6.8	2.1	5.0	2.3	5.2	3.0	5.2 d	2.0 a	5.4
Williams Lake CA	**	10.4	++	**	1.5	8.0	1.4	++	1.5	6.3 c
British Columbia 10,000+	3.4	5.9	3.4	5.6	3.8	4.9	3.7	4.5	3.4	5.4

¹The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

3.1.6 Private Row (Townhouse) and Apartment Turnover Rates (%)
by Zone and Bedroom Type
British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Abbotsford-Mission CMA	n/a	**	n/a	23.4	n/a	17.0	n/a	20.6	n/a	20.0
Campbell River CA	n/a	**	n/a	11.6	n/a	13.7	n/a	**	n/a	13.9
Chilliwack CA	n/a	7.9	n/a	18.3	n/a	16.1	n/a	**	n/a	16.5
Courtenay CA	n/a	**	n/a	10.1	n/a	18.1	n/a	7.2	n/a	14.6
Cranbrook CA	n/a	**	n/a	**	n/a	22.5	n/a	**	n/a	24.5
Dawson Creek CA	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
Duncan CA	n/a	**	n/a	20.8	n/a	**	n/a	13.4	n/a	18.8
Fort St. John CA	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
Kamloops CA	n/a	**	n/a	28.6	n/a	24.0	n/a	**	n/a	25.8
Kamloops Zone 1-South Shore	n/a	**	n/a	**	n/a	27.6	n/a	**	n/a	30.5
Kamloops Zone 2-North Shore	n/a	17.1	n/a	21.5	n/a	19.9	n/a	**	n/a	20.3
Kelowna CMA	n/a	**	n/a	20.4	n/a	14.4	n/a	11.8	n/a	16.8
Nanaimo CA	n/a	18.0	n/a	23.9	n/a	23.4	n/a	**	n/a	22.9
Nanaimo Zone 1-Centre	n/a	**	n/a	22.9	n/a	22.1	n/a	**	n/a	21.9
Nanaimo Zone 2-South	n/a	20.7	n/a	28.0	n/a	**	n/a	**	n/a	26.8
Nanaimo Zone 3-North & Periphery	n/a	**	n/a	18.6	n/a	21.0	n/a	**	n/a	19.5
Nelson CY	n/a	**	n/a	**	n/a	15.7	n/a	**	n/a	16.5
Parksville CA	n/a	26.8	n/a	7.5	n/a	10.1	n/a	5.5	n/a	9.9
Penticton CA	n/a	**	n/a	**	n/a	15.1	n/a	**	n/a	15.9
Port Alberni CA	n/a	**	n/a	25.4	n/a	**	n/a	**	n/a	28.1
Powell River CA	n/a	**	n/a	16.2	n/a	16.5	n/a	20.2	n/a	16.9
Prince George CA	n/a	**	n/a	22.2	n/a	23.6	n/a	24.1	n/a	23.0
Prince George Zone 1-Downtown	n/a	**	n/a	22.8	n/a	23.7	n/a	22.1	n/a	22.3
Prince George Zone 2-Outlying	n/a	26.6	n/a	21.7	n/a	23.6	n/a	25.2	n/a	23.4
Prince Rupert CA	n/a	**	n/a	**	n/a	13.1	n/a	**	n/a	15.4
Quesnel CA	n/a	**	n/a	**	n/a	**	n/a	**	n/a	21.7
Salmon Arm CA	n/a	36.4	n/a	19.1	n/a	14.1	n/a	**	n/a	16.9
Squamish CA	n/a	**	n/a	13.9	n/a	6.3	n/a	11.7	n/a	9.1
Summerland DM	n/a	**	n/a	27.7	n/a	9.7	n/a	**	n/a	17.5
Terrace CA	n/a	19.4	n/a	20.6	n/a	20.9	n/a	11.3	n/a	18.9
Vancouver CMA	n/a	18.1	n/a	15.8	n/a	14.8	n/a	12.6	n/a	15.7
Vernon CA	n/a	**	n/a	13.0	n/a	17.3	n/a	12.0	n/a	14.5
Victoria CMA	n/a	22.9	n/a	18.4	n/a	19.2	n/a	20.4	n/a	19.2
Williams Lake CA	n/a	**	n/a	9.8	n/a	12.0	n/a	**	n/a	**
British Columbia 10,000+	n/a	18.8	n/a	17.1	n/a	17.4	n/a	15.6	n/a	17.3

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS¹ Vacancy Rates (%) British Columbia - October 2016

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS ¹	
	Oct-15	Oct-16	Oct-15	Oct-16
Kelowna CMA	2.1	**	0.7	0.6
Vancouver CMA	0.9	0.3	0.8	0.7
Victoria CMA	0.6	0.7	0.6	0.5

¹ Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

4.1.2 Rental Condominium Apartments and Private Apartments in the RMS¹ Average Rents (\$) by Bedroom Type British Columbia - October 2016

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS ¹	Rental Condo Apts.	Apts. in the RMS ¹	Rental Condo Apts.	Apts. in the RMS ¹	Rental Condo Apts.	Apts. in the RMS ¹
Kelowna CMA	**	710	1,247	864	1,478	1,066	**	1,252
Vancouver CMA	**	1,013	1,353	1,159	1,822	1,450	2,495	1,631
Victoria CMA	**	785	1,100	912	1,462	1,188	**	1,485

¹ Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

4.1.3 Rental Condominium Apartments - Average Rents (\$) by Bedroom Type British Columbia - October 2016

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Kelowna CMA	**	**	856	1,247	1,169	1,478	**	**	1,219	1,399
Vancouver CMA	**	**	1,382	1,353	1,696	1,822	2,455	2,495	1,576	1,625
Victoria CMA	**	**	1,086	1,100	1,435	1,462	**	**	1,360	1,382

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate Condominium Apartments British Columbia - October 2016

Condo Sub Area	Condominium Universe		Rental Units ¹		Percentage of Units in Rental		Vacancy Rate	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Kelowna CMA	12,730	12,965	3,136	**	24.6	**	2.1	**
Vancouver CMA	210,696	228,712	56,573	58,089	26.9	25.4	0.9	0.3
Victoria CMA	23,935	24,506	4,982	5,734	20.8	23.4	0.6	0.7

¹ Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

5.1 Other Secondary Rented Unit¹ Average Rents (\$)
by Dwelling Type
British Columbia - October 2016

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Abbotsford-Mission CMA										
Single Detached	**	**	**	**	**	**	1,344 d	1,474 c	1,265 d	1,591 d
Semi detached, Row and Duplex	**	**	**	**	**	**	**	1,279 d	**	**
Other-Primarily Accessory Suites	**	**	**	**	803 b	**	**	**	705 c	**
Total	**	**	**	**	862 c	**	1,364 d	1,412 b	1,058 d	1,205 c
Kelowna CMA										
Single Detached	**	**	**	**	**	**	1,723 d	1,735 c	1,481 c	1,485 c
Semi detached, Row and Duplex	**	**	**	**	1,072 c	902 c	1,375 d	1,271 d	1,246 c	1,100 d
Other-Primarily Accessory Suites	**	**	**	715 d	1,101 d	1,037 c	**	**	**	847 d
Total	**	**	**	694 d	1,018 b	954 c	1,613 b	1,581 c	1,271 b	1,212 c
Vancouver CMA										
Single Detached	**	**	**	**	1,387 c	1,390 d	1,848 b	2,173 c	1,734 b	1,980 c
Semi detached, Row and Duplex	**	**	**	**	**	1,267 c	1,394 b	**	1,273 b	1,460 d
Other-Primarily Accessory Suites	726 d	**	910 d	**	1,028 b	1,087 c	**	**	948 b	1,052 d
Total	726 d	**	912 d	**	1,131 b	1,199 b	1,661 a	1,908 c	1,300 c	1,470 c
Victoria CMA										
Single Detached	**	**	**	**	1,318 b	**	1,717 d	1,728 b	1,571 c	1,618 b
Semi detached, Row and Duplex	**	**	**	**	1,172 c	1,179 c	1,353 b	**	1,262 b	**
Other-Primarily Accessory Suites	**	**	**	846 d	1,154 b	1,022 c	**	**	1,015 c	917 c
Total	**	**	**	852 d	1,208 b	1,202 c	1,547 c	1,668 d	1,265 c	1,289 b

¹Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

**5.2 Estimated Number of Households in
Other Secondary Rented Units¹ by Dwelling Type
British Columbia - October 2016**

	Estimated Number of Households in Other Secondary Rented Units ¹	
	Oct-15	Oct-16
Abbotsford-Mission CMA		
Single Detached	3,443 d	**
Semi detached, Row and Duplex	**	**
Other-Primarily Accessory Suites	**	**
Total	8,549	8,850
Kelowna CMA		
Single Detached	4,690 c	**
Semi detached, Row and Duplex	**	**
Other-Primarily Accessory Suites	**	**
Total	9,622	10,073
Vancouver CMA		
Single Detached	37,916 b	38,595 c
Semi detached, Row and Duplex	35,773 b	36,730 d
Other-Primarily Accessory Suites	39,956 c	**
Total	113,645	119,280
Victoria CMA		
Single Detached	6,817 c	6,405 d
Semi detached, Row and Duplex	6,688 d	**
Other-Primarily Accessory Suites	**	**
Total	20,939	21,352

¹Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: \$500 in the previous year vs. \$550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey (RMS)** every year in October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent levels, availability, turnover and vacancy unit data for all sampled structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of October, and the results reflect market conditions at that time.

CMHC is constantly reviewing the Universe of rental structures in the rental market Universe to ensure that it is as complete as possible. Every year, any newly completed rental structures with at least 3 rental units are added to the Universe. In addition to this, CMHC undertakes comprehensive reviews by comparing the Universe listing to other sources of data to ensure that the list of structures is as complete as possible.

CMHC's Rental Market Survey provides a snapshot of vacancy, availability, and turnover rates and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of percent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports. The rent levels in new and existing structures are also published. While the percent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market (SRMS)** in late summer and early fall to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS – rented single-detached homes, semi-detached (double) homes, rented freehold row/townhomes, rented duplex apartments (i.e., one-above-other), rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type), rented condominiums (can be any dwelling type but are primarily apartments), and one or two apartments which are part of a commercial or other type of structure.

The SRMS has two components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents in the following CMAs: Abbotsford-Mission, Barrie, Calgary, Edmonton, Halifax, Hamilton, Kelowna, Montréal, Ottawa, Québec, Regina, Saskatoon, St. Catharines-Niagara, St. John's, Toronto, Vancouver, Victoria, Windsor and Winnipeg.
- A Condominium Apartment Survey to collect vacancy and rent information in the following CMAs: Calgary, Edmonton, Gatineau, Halifax, Hamilton, Kelowna, Kitchener-Cambridge-Waterloo, London, Montréal, Ottawa, Québec, Regina, Saskatoon, Toronto, Vancouver, Victoria and Winnipeg.

Both these surveys are conducted by telephone interviews. For the Condominium Apartment Survey, information is obtained from the property management company or condominium (strata) board, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the Household Rent Survey, information is collected from an adult living in the household. Both surveys are conducted in late summer and early fall, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates from the Condominium Apartment Survey. For the Household Rent Survey, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability.

Every year CMHC reviews the method of estimation for Household Rent Survey, which may result in some changes to previously published estimates. All statistics in this report are reflective of the new method of estimation.

RENTAL MARKET SURVEY (RMS) AND SECONDARY RENTAL MARKET SURVEY (SRMS) DATA RELIABILITY

CMHC does not publish an estimate (e.g. Vacancy Rates and Average Rents) if the reliability of the estimate is too low or the confidentiality rules are violated. The ability to publish an estimate is generally determined by its statistical reliability, which is measured using the coefficient of variation (CV). CV of an estimate is defined as the ratio of the standard deviation to the estimate and CV is generally expressed a percentage. For example, let the average rent for one bedroom apartments in a given CMA be $\bar{x}$ and its standard deviation be $\sigma_{\bar{x}}$. Then the Coefficient of Variation is given by $CV = \frac{\sigma_{\bar{x}}}{\bar{x}}$.

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details.

Reliability Codes for Proportions

CMHC uses CV, sampling fraction and universe size to determine the ability to publish proportions such as vacancy rates, availability rates and turnover rates. The following letter codes are used to indicate the level of reliability of proportions:

- a – Excellent
- b – Very good
- c – Good
- d – Fair (Use with Caution)
- ** – Poor – Suppressed
- ++ – Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe for this category
- n/a – Not applicable

The following two tables indicate the level of reliability of proportions:

If the proportion is Zero (0) and sampling fraction is less than 100% then the following levels are assigned:

Sampling Fraction (%) range

Structures in Universe	(0,20]*	(20,40]	(40,60]	(60,80]	(80,100]
3 – 10	Poor	Poor	Poor	Poor	Poor
11 – 20	Poor	Fair	Fair	Fair	Good
21 – 40	Poor	Fair	Fair	Good	Very Good
41 – 80	Poor	Fair	Good	Good	Very Good
81+	Poor	Good	Good	Very Good	Very Good

*(0, 20] means sampling fraction is greater than 0% but less than or equal to 20%; others are similar.

Otherwise, the following table is used to determine the reliability level of proportions:

Coefficient of Variation (CV) %

Vacancy Rate	0	(0,5]	(5,10]	(10,16.5]	(16.5,33.3]	(33.3,50]	50+
(0,0.75]	Excellent	Excellent	Excellent	Excellent	Excellent	V. Good	V. Good
(0.75,1.5]	Excellent	Excellent	Excellent	Excellent	Excellent	Fair	Poor
(1.5,3]	Excellent	Excellent	Excellent	V. Good	Good	Poor	Poor
(3,6]	Excellent	Excellent	V. Good	Good	Fair	Poor	Poor
(6,10]	Excellent	Excellent	V. Good	Good	Poor	Poor	Poor
(10,15]	Excellent	Excellent	Good	Fair	Poor	Poor	Poor
(15,30]	Excellent	Excellent	Fair	Poor	Poor	Poor	Poor
(30,100]	Excellent	Excellent	Poor	Poor	Poor	Poor	Poor

Reliability Codes for Averages and Totals

CMHC uses the CV to determine the reliability level of the estimates of average rents and a CV cut-off of 10% for publication of totals and averages. It is felt that this level of reliability best balances the need for high quality data and not publishing unreliable data. CMHC assigns a level of reliability as follows (CV's are given in percentages):

- a - If the CV is greater than 0 and less than or equal to 2.5 then the level of reliability is **Excellent**.
- b - If the CV is greater than 2.5 and less than or equal to 5 then the level of reliability is **Very Good**.
- c - If the CV is greater than 5 and less than or equal to 7.5 then the level of reliability is **Good**.
- d - If the CV is greater than 7.5 and less than or equal to 10 then the level of reliability is **Fair**.
- ** - If the CV is greater than 10 then the level of reliability is **Poor**. (Do Not Publish)

Arrows indicate Statistically Significant Changes

Use caution when comparing statistics from one year to the next. Even if there is a year over year change, it is not necessarily a statistically significant change. When applicable, tables in this report include indicators to help interpret changes:

↑ indicates the year-over-year change is a statistically significant increase.

↓ indicates the year-over-year change is a statistically significant decrease.

- indicates that the effective sample does not allow one to interpret any year-over-year change as being statistically significant.

△ indicates that the change is statistically significant

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Turnover: A unit is counted as being turned over if it was occupied by a new tenant moved in during the past 12 months. A unit can be counted as being turned over more than once in a 12 month period.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

Data presented is based on Statistics Canada's 2011 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution CMHC is able to provide information that benefits the entire housing industry.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for almost 70 years.

CMHC helps Canadians meet their housing needs. As Canada's authority on housing, we contribute to the stability of the housing market and financial system, provide support for Canadians in housing need, and offer objective housing research and information to Canadian governments, consumers and the housing industry. Prudent risk management, strong corporate governance and transparency are cornerstones of our operations.

For more information, visit our website at www.cmhc.ca or follow us on [Twitter](#), [LinkedIn](#), [Facebook](#) and [YouTube](#).

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.

Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/en/hoficlincl/homain

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to printed editions of MAC publications, call 1-800-668-2642.

©2016 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please complete the [CMHC Copyright request form](#) and email it to CMHC's Canadian Housing Information Centre at chic@cmhc.ca. For permission, please provide CHIC with the following information: Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on

FREE REPORTS AVAILABLE ON-LINE

Local, regional and national analysis and data pertaining to current market conditions and future-oriented trends.

- Canadian Housing Statistics
- Condominium Owners Report
- Housing Information Monthly
- Housing Market Assessment
- Housing Market Insight
- Housing Now Tables
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Regional and Northern
- Housing Market Outlook, Canada and Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Preliminary Housing Starts Data
- Rental Market Reports, Canada and Provincial Highlights
- Rental Market Reports, Major Centres
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

FREE DATA TABLES AVAILABLE ON-LINE

- Housing Construction Activity by Municipality
- Comprehensive Rental Market Survey Tables
- Comprehensive New Home Construction Tables

Get the market intelligence you need today!

Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

CMHC's Market Analysis Centre provides a wealth of local, regional, and national data, information, and analysis through its suite of reports, data tables, and interactive tools.

- **Forecasts and Analysis** – Future-oriented information about local, regional and national housing trends.
- **Statistics and Data** – Information on current housing market activities – starts, rents, vacancy rates and much more.

HOUSING MARKET INFORMATION PORTAL!

The housing data you want, the way you want it.

- Information in one central location
- Quick and easy access
- Neighbourhood level data

cmhc.ca/hmportal

Housing Observer Online

Featuring quick reads and videos on...

- Analysis and data
- Timely insights
- Updates to housing conditions and trends & much more!

All links can be shared in social media friendly formats!

Subscribe today to stay in the know!
www.cmhc.ca/observer